

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

AUGUST 2010



Building a Better Community with You

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WATER MASTER PLAN

The intent of the Water Master Plan is to guide the City's investments in water infrastructure for the next 10 years. The master plan is a critical component in ensuring that the City's utility system is designed and located to support the proposed land use and character identified in the Comprehensive Plan. Specifically, the Water Master Plan reflects water lines that are needed as development occurs to serve newly annexed areas, growth corridors, and existing areas where water lines are in need of replacement or upsizing. The updated master plan also identifies major water line connections needed within the existing system that will allow the water distribution system to operate more efficiently and under all state and federal regulations.

As part of the creation of the water master plan, line locations and sizes were determined through system models produced by engineering consultants in coordination with the City of College Station staff. Annual and five (5) year reviews will be performed by City of College Station staff in order to evaluate growth trends, potable water demands, future water supply options and the water distribution master plan map.

After a public hearing, the City Council adopted the Water Master Plan as a section of the City's Comprehensive Plan at their regular meeting on August 12, 2010.

For more information regarding the Water Master Plan, please contact College Station Utilities at 979.764.3660.



CITY OF COLLEGE STATION
Home of Texas A&M University®

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 1%	↓ 7%

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, August 2009, and decreased when compared with two years ago, August 2008.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 42%	↓ 28%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, August 2009, and a decrease compared with two years ago, August 2008.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 10%	↓ 16%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, August 2009, and experienced a decrease when compared with two years ago, August 2008.

Volume 11 Issue 8

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CS PLANNING DEPARTMENT RECEIVES LONG RANGE PLANNING AWARD

Planning and Development Services recently received the Long Range Planning Award from the Central Texas Section of the American Planning Association in July during the annual awards dinner for the section.

The award is in recognition of the Central College Station Neighborhood Plan, which was adopted by the City Council in June as part of the ongoing implementation of the Comprehensive Plan. The Long Range Planning Award is given to an outstanding plan that concentrates on one or more long range elements. Criteria include innovation, transferability, quality, implementation and comprehensiveness.

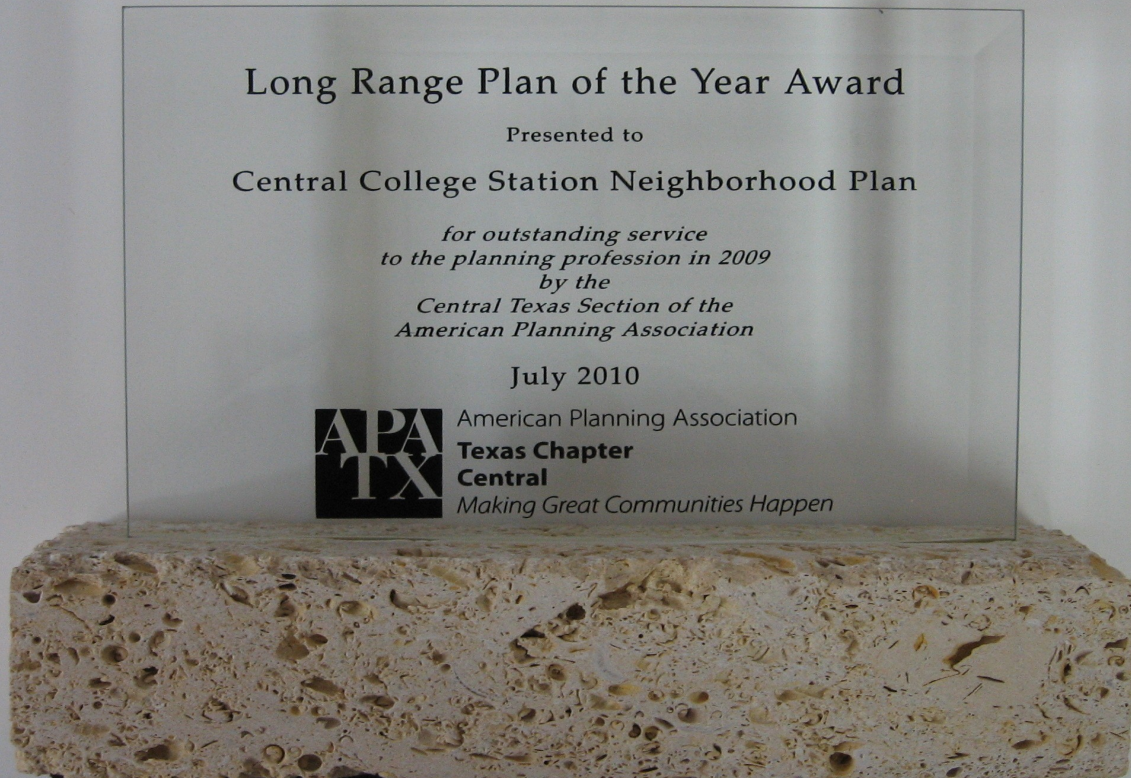
The Central College Station Neighborhood Plan represents ten months of work by a variety of City staff, neighborhood representatives, students, CSISD representatives, and business owners within the area. The plan addresses issues and opportunities for protecting and enhancing the quality of life for residents in the area through a seven-year implementation program.

To view the City's award-winning plan and find out more about the on-going efforts of the Community and Neighborhood Planning program, visit www.cstx.gov/ndcplanning.

About The American Planning Association

The American Planning Association is a nonprofit public interest and research organization representing over 39,000 practicing planners, officials, and citizens involved with urban and rural planning issues.

The Mission of the Texas Chapter of the American Planning Association is to advocate the profession of planning, providing expertise and processes that empower citizens to be engaged in the development and sustainability of Great Communities in Texas.





FEMA

The City of College Station

successfully participates in the

**National Flood Insurance Program
Community Rating System**

The community has undertaken a series of meaningful activities to protect its citizens from losses caused by flooding and has significantly exceeded the requirements for NFIP participation and effective floodplain management.



May 1, 2010

Sandra K. Knight
Sandra K. Knight, PhD, PE
Deputy Federal Insurance and Mitigation Administrator, Mitigation
Federal Insurance and Mitigation Administration

08/17/2010

COLLEGE STATION'S NEW FEMA RATING TO LOWER RESIDENTS' FLOOD INSURANCE PREMIUMS

The City of College Station has been classified as a Class-7 Community in the Federal Emergency Management Agency's (FEMA) rating system, which will result in lower flood insurance premiums for the city's residents.

The National Flood Insurance Program's Community Rating System is a voluntary program with goals of reducing flood losses, producing accurate insurance ratings, and promoting awareness of flood insurance.

The City of College Station was cited for its efforts to go beyond minimum floodplain management requirements. As a result, flood insurance rates will be reduced 15 percent for structures in Special Flood Hazard Areas and 5 percent in 500-year Areas. (Note that Preferred Risk Policies are already at reduced rates and do not have additional premium reductions). Homeowners can review their insurance policy or contact their insurance agent to determine if they live in an affected area.

Innovative activities implemented by the city include the use of digital flood maps, conducting outreach projects, requiring disclosure of flood hazards, preserving open space, administering a stormwater management program, and using freeboard for new construction. Freeboard elevates a building's lowest floor above predicted flood levels.

The Texas Water Development Board presented a special recognition plaque to city officials at the July 8th City Council meeting for achieving a Class 7 in the Community Rating System.

Special acknowledgment goes to Donnie Willis as the CRS Coordinator. For more information regarding local floodplain management please refer www.cstx.gov/floodplains or contact Donnie Willis at dwillis@cstx.gov.



BUILDING PERMIT TOTALS:

Month of August 2010						Month of August 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	24	24	71,190	55,835	\$4,016,508	43	43	\$6,005,771
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	4	N/A	902	588	\$59,000	6	N/A	\$309,830
Residential Remodel	12	N/A	4,308	4,308	\$208,144	7	N/A	\$231,754
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$18,000
Residential Demolition	0	N/A	N/A	N/A	\$0	5	N/A	\$14,500
Residential Slab Only-SF	2	N/A	N/A	N/A	\$7,138	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	19,598	18,476	\$2,779,108	2	N/A	\$615,000
Commercial Remodel	4	N/A	N/A	N/A	\$1,300,500	11	N/A	\$511,137
Commercial Addition/Retaining Wall	4	N/A	N/A	N/A	\$272,273	2	N/A	\$22,915
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$400,000
Swimming Pool	4	N/A	N/A	N/A	\$330,000	2	N/A	\$50,000
Sign	15	N/A	N/A	N/A	N/A	2	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	14	N/A	N/A	N/A	\$41,500	2	N/A	\$4,518
Roofing	3	N/A	N/A	N/A	\$22,082	26	N/A	\$110,312
TOTALS	92	24	95,998	79,207	\$9,036,253	110	43	\$8,293,737

January 1, 2010 - August 31, 2010						January 1, 2009 - August 31, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	377	377	945,419	739,197	\$52,225,737	376	376	\$51,289,214
Duplex	1	2	2,300	2,080	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	2	0	10,944	10,608	\$796,450	1	21	\$1,800,000
Residential Addition	45	N/A	18,562	12,922	\$1,369,524	48	N/A	\$1,898,183
Residential Remodel	77	N/A	16,255	13,563	\$1,417,989	55	N/A	\$1,041,697
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$49,500	5	N/A	\$76,600
Residential Demolition	9	N/A	N/A	N/A	\$35,000	17	N/A	\$44,850
Residential Slab Only-SF	18	N/A	N/A	N/A	\$1,572,148	3	N/A	\$18,700
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	8	N/A	N/A	N/A	\$768,732	0	N/A	\$0
Hotel / Motel / Inn	1	N/A	N/A	N/A	\$100,000	2	N/A	\$6,000,000
New Commercial	44	N/A	274,641	270,140	\$145,953,873	31	N/A	\$16,205,736
Commercial Remodel	38	N/A	N/A	N/A	\$4,831,509	66	N/A	\$16,869,134
Commercial Addition/Retaining Wall	18	N/A	N/A	N/A	\$1,923,438	10	N/A	\$3,540,215
Commercial Demolition	9	N/A	N/A	N/A	\$181,700	7	N/A	\$211,636
Commercial Slab Only	3	N/A	N/A	N/A	\$199,900	1	N/A	\$400,000
Swimming Pool	42	N/A	N/A	N/A	\$1,579,574	39	N/A	\$1,635,232
Sign	81	N/A	N/A	N/A	N/A	70	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	25	N/A	N/A	N/A	\$79,600	24	N/A	\$240,888
Roofing	81	N/A	N/A	N/A	\$463,907	44	N/A	\$136,492
TOTALS	882	379	1,268,121	1,048,510	\$213,685,861	799	397	\$101,408,577

REZONING SCOOP:

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
10-500119	4101 State Highway 6 South	2.97	AO to C1	15-Jul	Approved	12-Aug	Approved
10-500143	101 Luther Street	5.10	M1 to R6	19-Aug	Approved	9-Sep	
10-500157	College Hills Woodlands	115.14	Neighborhood Prevailing Overlay	2-Sep	Approved	23-Sep	

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	277	233	192	112	18	13	6	851
FEBRUARY	291	214	194	131	3	10	12	855
MARCH	365	290	289	150	5	12	13	1124
APRIL	364	294	201	185	22	9	19	1094
MAY	384	316	235	216	56	3	14	1224
JUNE	440	333	236	254	6	11	10	1290
JULY	414	329	261	208	52	6	15	1285
AUGUST	369	283	212	250	53	12	7	1186

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	129	40	38	19	20	172	90	575	362	1445
FEBRUARY	130	73	77	17	48	156	87	66	430	1084
MARCH	463	43	111	55	31	88	108	16	725	1640
APRIL	654	31	64	50	22	89	135	7	389	1441
MAY	475	37	56	75	40	118	241	3	255	1300
JUNE	637	21	47	12	18	115	121	6	428	1405
JULY	462	14	54	12	28	59	159	31	442	1207
AUGUST	142	4	35	1	8	10	111	802	141	1254

COMMUNITY CARES PROGRAM

A new program, Community Cares, was recently created with the goal of assisting local citizens with minor property maintenance issues. The program is administered through Keep Brazos Beautiful (KBB) with assistance from the City of College Station, the City of Bryan, Habitat for Humanity, Lowe's, and other corporate partners. Through the Community Cares program, volunteers from KBB will provide assistance to one property a month beginning in October 2010. The volunteers will assist property owners with various minor exterior building maintenance or yard projects as identified through the Code Enforcement Divisions of each city. There will be six projects selected in Bryan and six projects selected in College Station annually.

Applications for assistance will be available by contacting Keep Brazos Beautiful directly or via a link on the City of College Station's web page. Citizens may apply for themselves, a friend, or a neighbor. Code Enforcement Officers from both cities will also be supplying applications to citizens identified as possible candidates. There are no income, age, or location restrictions for the program and each application will be judged on its merits.

If you would like more information concerning the Community Cares program, please contact the College Station Code Enforcement Division at 979.764.6363 or KBB at 979.775.3569.

STAFF MEMBER PROFILE: JENNIFER PROCHAZKA, AICP

Jennifer Prochazka is a Senior Planner who began her career with the City of College Station in May of 2000 as an intern. She was hired on as a Staff Planner in June 2002 and was promoted to her current position in May of 2005. Jennifer is originally from Irvine, California, and after working at a veterinarian's office while in high school, she decided to move to College Station in 1997 to pursue a career as a veterinarian at Texas A&M University, her father's alma mater. Her vet studies only lasted a year as she came to the realization that working on injured animals screaming out in pain was not her calling. Since Jennifer enjoys drawing, she decided to continue her studies at A&M in Environmental Design, earning her Bachelor's degree in 2001 and her Master's Degree in Urban Planning in 2002. As part of her studies at A&M, Jennifer was fortunate enough to travel to Australia where she studied existing successful eco-developments. The knowledge she gained assisted her in producing documentation on how to create successful eco-developments like the ones she observed in Australia.

During her ten years with the City, Jennifer has not only acquired a tremendous amount of knowledge and experience applying planning and development codes to developing properties, but she is also a valuable resource in helping to update and create new ordinances that help keep College Station a desirable community. Jennifer is committed to continuing her education as evident in receiving her American Institute of Certified Planners (AICP) certification in 2005. Her exceptional planning skills were instrumental in the update and completion of the City's Comprehensive Plan, which included many meetings with citizens and developers, gathering valuable input that was incorporated into the plan.

Some of Jennifer's responsibilities include answering general citizen inquiries regarding planning, development, and ordinance requirements; as well as presenting informative development proposals to the Planning & Zoning Commission and City Council after thorough research and review of each project. She also reviews new development submittals, which includes researching the history and background of each property and ensuring the proposals meet the intent of the City's growth and development goals and policies. As part of each review, she serves the very important role of project manager, using her creative abilities to closely collaborate with developers in an effort to produce attractive and sustainable development while complying with City ordinances.

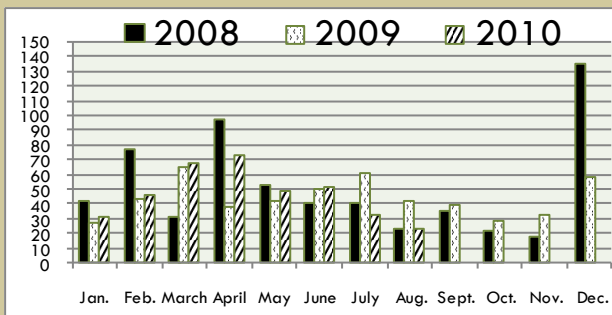
Jennifer enjoys being involved in and watching the development process from inception on paper to actual construction on the ground. She has reviewed over 340 projects since joining the City over ten years ago. Not only does Jennifer enjoy the staff she works with, but she also enjoys the opportunities she gets interacting with both citizens and developers in helping to create desirable growth in College Station.

Jennifer's knowledge and expertise, as well as her support and training of other staff members, have earned her numerous nominations for our Department Awards, which were submitted by her coworkers and peers. Jennifer's awards include Positive Attitude, Teamwork, and the distinguished Employee of the Year Award. As part of her role as Senior Planner, Jennifer is committed to looking for resourceful ways to involve citizens in the development of our community, while working closely with developers to ensure successful and quality development in College Station.

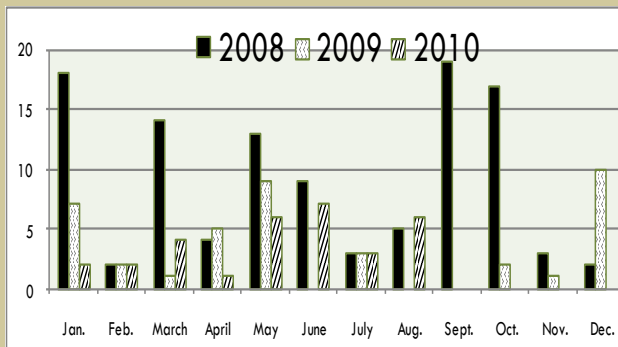




NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



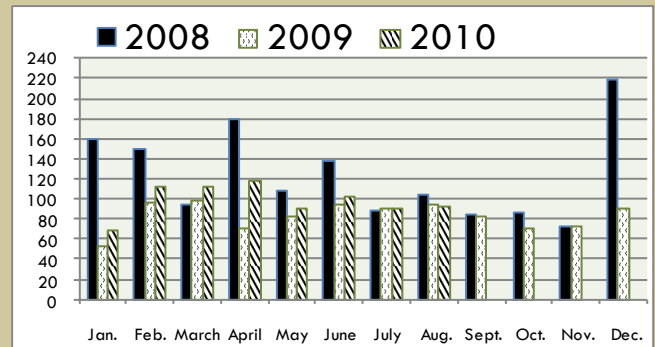
NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	377	377	\$52,225,737
Duplex	1	2	\$137,280
Tri-Plex/Four-plex	0	0	\$0
Apartment	2	0	\$796,450
New Commercial	44	N/A	\$145,953,873
Commercial Remodel	38	N/A	\$4,831,509

TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



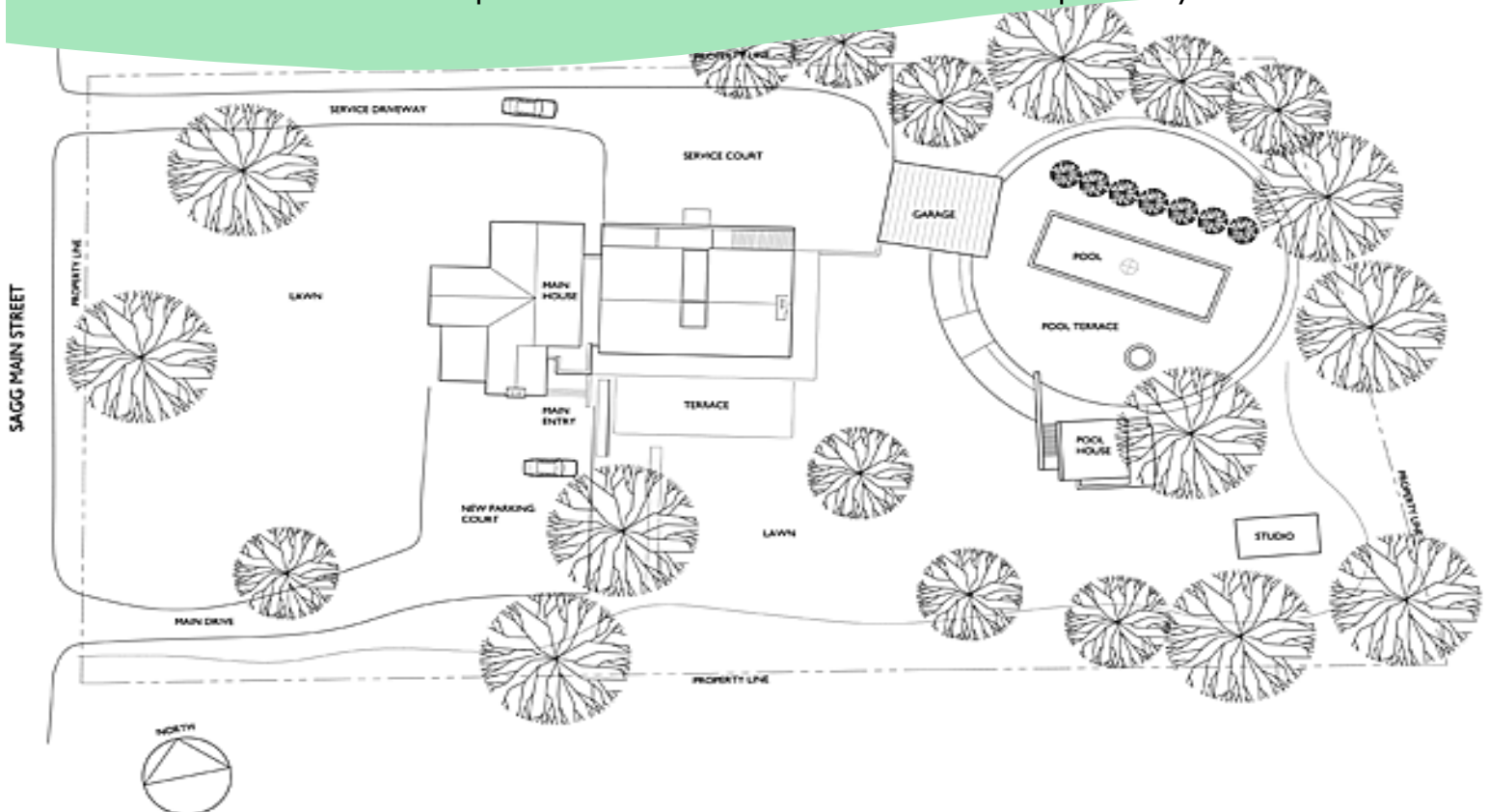
PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

- Q:** I submitted a new project to the Planning and Development Services Department and received a memo the next day stating that my submittal wasn't complete and that I needed to submit additional information. How does this affect my project's review?
- A:** As you may be aware, the submittal deadline is every Wednesday by 10:00 am (approximately every other Wednesday if the project is to go the Planning & Zoning Commission). After the submittal is received, it is routed through a process called completeness review. This process allows Staff to determine if the project was submitted with the minimum documentation to begin the review. If the submittal is complete, it will be assigned to a planner the following Tuesday. If it is not, you will receive a memo from the Planning Administrator or delegated planner stating what information is still lacking. When this required information is submitted by 10:00 am on a Monday, it will be assigned for review that week. The applicant has 45 days to submit the required information before the application will expire.

Some of the most common documents that are not initially submitted include a proof of authority for the person signing the application, tax certificates for final plats, and development permit applications to accompany site plans. An easy way to avoid receiving a memo of incompleteness is to double check that the check list on the first page of each application has been satisfied completely. If you are in doubt whether or not a document is required for your submittal, feel free to contact the Planner on Call.

After the Planning Administrator deems your submittal ready for review, the assigned planner then has five business days to review the item; or, if need be, the planner may also deem the submittal incomplete if there is a substantial lack of information provided for review outside of the checklist previously mentioned.





AGGIE UP & NOISE ABATEMENT CLASSES

In 2009, the Aggie Up partnership between TAMU's Department of Student Life and the City of College Station began to offer a Noise Abatement class to students that received loud party or noise citations. The curriculum for the class was developed by staff from the City of College Station and TAMU's Department of Student Life. The goal of the class is to offer students who received noise violations an opportunity to receive deferred adjudication if they take the Noise Abatement class. The class focuses on civic responsibility, being a good neighbor, understanding neighborhood dynamics and respect for your neighbors. Staff from Code Enforcement, Fire, Municipal Court, Communications and Neighborhood Services each developed a section of the class.

The classes are held on Saturday mornings once a month throughout the academic school year, with about 15 - 20 students per class. However, demand for the classes has grown. This summer, classes were added to accommodate the growing number of students that want to take the class. Since the classes began in 2009, nearly 150 students have completed the class. The classes are scheduled monthly for the academic year 2010-11.

The classes and the Aggie Up group were developed as a result of the Neighborhood Integrity stakeholder meetings convened by the City of College Station in 2008, in response to concerns about the rise in noise, code violations and parties in residential neighborhoods. The students pay a fee to take the four-hour class on Saturdays. Students can only participate in the class once, even if they get other noise violations. Classes are facilitated by staff members of the TAMU Dept. of Student Life.

The Aggie Up group continues to meet monthly to work on projects together and keep each other informed of important events and issues. Also, in 2009, the City of Bryan joined the Aggie Up partnership. Both cities along with TAMU Student Life staff participate in Walk and Talks, where important city information is distributed in areas heavily occupied by students or neighborhoods where there are high numbers of noise violations. Through the Walk and Talks, information is distributed to over 500 residences annually. To find out more about Aggie Up, contact Barbara Moore, Neighborhood Services Coordinator at bmoore@cstx.gov or at 979.764.6262.

COLLEGE STATION GREENWAYS PROGRAM

The College Station Greenways Program seeks to preserve a network of natural corridors along rivers, streams, utility corridors, and rights-of-way. Some corridors in the system include multi-use paths and others remain vegetated corridors with no improvements for human access.

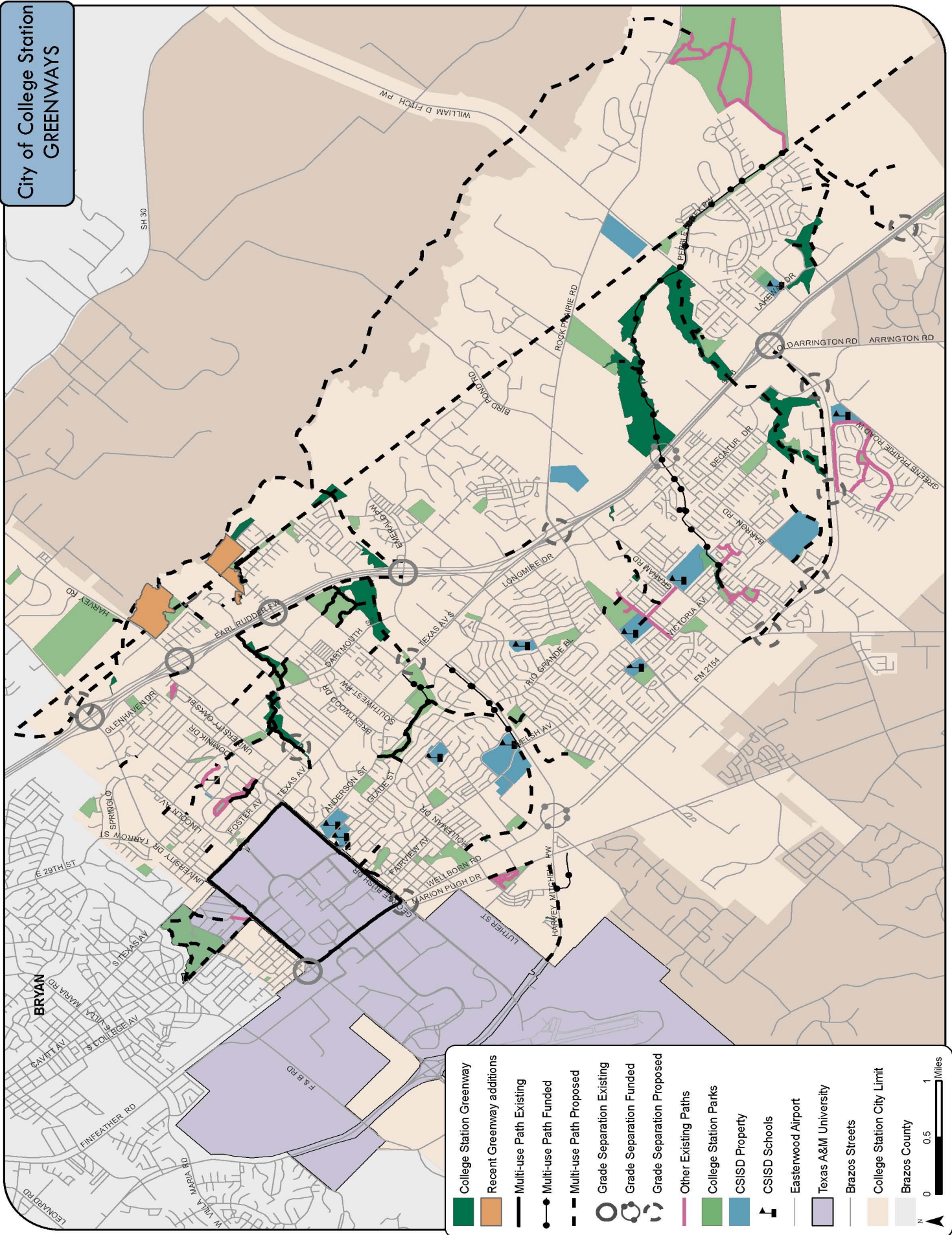
Greenways are a resource that serve a variety of functions including but not limited to floodplain management, protection of open space, and the provision of wildlife and plant habitats. Multi-use paths within a greenway can provide alternate transportation routes for pedestrians and bicyclists, recreation, and health benefits. Multi-use paths also create connections to parks, neighborhoods, workplaces, schools, cultural and historical areas, and shopping centers.

To date, the City has protected over 600 acres of greenways and constructed 8 miles of multi-use paths. In recent months, the City has acquired a number of properties and easements along the Carter's Creek Corridor for a future multi-use path to follow the Gulf States Utility Easement. This was in collaboration with the reclaimed water system project, which will provide reclaimed water from Carter's Creek Wastewater Treatment plant for irrigation at Veterans Park and Athletic Complex. Recent purchases and dedications are highlighted in the map on the following page.

For more information about the greenways program, visit www.cstx.gov/hikeandbike or please contact Venessa Garza by phone at 979.764.3674 or by email at vgarza@cstx.gov.



City of College Station GREENWAYS



LETTER FROM THE DIRECTOR

Why Plan?

We all do it to some extent, whether it is with our family, our business, or our church. That is, we all plan, to some extent. We plan on how to save for college, take that next vacation, or remodel the kitchen. We plan on how to market our products or services, when to expand a product line, or to move to a new location. We plan on how to reach others in our community with our message, how to conduct a capital drive, and how to conduct Sunday services. Why should a city be any different? Why should we plan for the future of our city?

In its simplest form, we should plan together for the future of our city, so that we can achieve a desired future and do so as efficiently as practical. Really, when you think about it, we should plan for the future of our city for the very same reasons we plan for our families, businesses, and churches. We want to get somewhere or accomplish something, and we want to do it the best way we can and with as little waste as possible.

We all benefit when we get together and decide where we think things are headed over the next couple of decades and what we as residents and taxpayers are going to do in light of these trends. Sometimes it's maximizing the opportunities offered by trends – for example recognizing the benefits of the projected 40,000 new residents expected to join our community over the next 20 years. Sometimes it's preparing ourselves for the impacts of trends –for example identifying what types of streets we will need to accommodate new residents, where the streets need to be located, and how we best pay for their construction. And sometimes it's intervening in a trend that appears problematic – for example identifying the risks of building in areas prone to flooding and how to best reduce such risks.

The good news is that the citizens of this community have for nearly 75 years been doing a great job of planning. We are a great place to live, conduct business, raise our families, get an education, and worship. National and regional publications consistently list College Station as the best in a variety of categories. The great parks, wonderful street system, top-tier school system, outstanding police and fire protection, etc that we all enjoy and benefit from, are because the citizens of this community have come together time and time again, to gain an understanding of current and future trends, identify where they want to go, and chart a path for actions that will take them there.

So why plan? We plan together to continue to have a city that remains a great place to live, work, and play!



Robert S. Cowell, Jr., AICP, CNU-A
Director of Planning & Development Services